

248 BELL BRAE

St Andrews, Fife, KY16 9FF



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
THE AREA 30



PROPERTY NAME
248 Bell Brae

LOCATION
St Andrews, Fife, KY16 9FF

APPROXIMATE TOTAL AREA:
226.0 sq. metres (2432.7 sq. feet)

Ground Floor-  First Floor -  Second Floor-  Garage - 

The floorplan is for illustrative purposes. All sizes are approximate.



END-TERRACE TOWNHOUSE WITHIN AN EXCLUSIVE DEVELOPMENT



This immaculate, architect-designed end-terrace townhouse has been immaculately styled with high-spec, contemporary interiors and with family life in mind, with spacious and flexible accommodation arranged over three floors. The four-bedroom, three-bathroom house makes excellent use of the light and space on offer, and the development lies next to Madras College, as well as being within enviable easy reach of the outstanding amenities St Andrews has to offer. These include a wide range of shops, including supermarkets, high street stores, and independent retailers, education facilities, including well-regarded primary and secondary schools and the world-famous university, transport links connecting across Fife and further afield, renowned golf courses, and scenic open spaces, including parks and the picturesque beach.

GENERAL FEATURES

- End-terrace townhouse in exclusive St Andrews
- Immaculate, contemporary and high-spec interiors
- Family orientated accommodation over three floors
- EPC Rating - C

ACCOMMODATION FEATURES

- Reception hall with storage and a WC
- Triple-aspect living room with pocket door leading to adjoining kitchen
- Large open-plan kitchen and dining room with separate utility room
- Versatile first-floor sitting room with balcony
- Principal bedroom with built-in wardrobes and en-suite
- Three further bedrooms (two with built-in wardrobes)
- Family bathroom and additional shower room
- Air-source heating (underfloor heating on ground floor) and double-glazed windows throughout

EXTERNAL FEATURES

- Immaculately landscaped, southeast-facing rear garden
- Detached single garage and private double driveway

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



A WELCOMING INTRODUCTION TO AN

IMMACULATE HOME

Welcoming you into the home and immediately setting the tone for the interiors to follow is an inviting reception hallway with built-in storage and a WC. Here, crisp-white décor is accompanied by warm wood flooring, both flowing throughout the ground-floor accommodation.

TWO GENEROUS, LIGHT-FILLED

Occupying a generous footprint and filled with natural light through a wealth of triple-aspect glazing, the living room offers the perfect space to relax with family, as well as being an ideal entertaining space, with a pocket door connecting to the adjoining kitchen and dining room. The room is wonderfully bright and spacious and provides flexibility for various lounge furniture layouts.

LIVING AREAS





The second reception area is on the first floor – a sitting room with southeast-facing patio doors capturing sunny natural light and opening onto a spacious private balcony with room for alfresco dining furniture. The sitting room is neutrally decorated and carpeted for comfort, and it would be ideal as a more informal living space.



*SOUTHEAST-FACING PATIO DOORS OPENING
ONTO A SPACIOUS PRIVATE BALCONY*



FABULOUS



OPEN-PLAN KITCHEN AND DINING ROOM FOR ENTERTAINING

Sure to be the sociable hub of this wonderful family home is the generous, open-plan kitchen and dining room, with a large dedicated space for a dining table and chairs, as well as lounge furniture, if desired. A wealth of southeast-facing glazing fills the room with sunny natural light throughout the day, including two sets of doors opening onto the rear garden – perfect for alfresco dinner parties and summer barbecues!



The German kitchen is beautifully appointed with full wall of chic black cabinets, spacious Silestone worktops, and a central breakfasting island which creates the perfect space for morning coffee and socialising while cooking. Seamlessly integrated Siemens appliances comprise an oven, a combination microwave, an induction hob, a fridge/freezer, and a dishwasher. A separate utility room supplements the kitchen, housing additional cabinetry and workspace, built-in storage, and a washer/dryer.



BEDROOMS



FOUR COMFORTABLE DOUBLE BEDROOMS FOR A PEACEFUL NIGHT'S SLEEP

The bedrooms are arranged over the first and second floors, all accessed via landings with built-in storage. All four double rooms continue the immaculate presentation of the preceding accommodation with crisp-white décor and plush carpets. Three are accompanied by built-in wardrobes, including the principal, which is also supplemented by an en-suite shower room. The fourth bedroom could potentially be used as a home office, ideal for those who study or work from home.





THREE WELL-APPOINTED

WASHROOMS



The principal bedroom's en-suite is stylishly presented with earthy toned wall and floor tiling and comes well-appointed with a deluxe walk-in enclosure with a rainfall showerhead and handset, a basin set into a vanity unit, a floating WC, and a large wall-mounted mirror. A separate shower room on the first floor comes complete with a large cubicle, a WC-suite, and a towel radiator, whilst a second-floor family bathroom completes the accommodation on offer and comprises a bath with a rainfall shower overhead, a wall-mounted WC-suite, a large vanity cabinet with mirrored doors, and a towel warmer.

The house is kept warm by a Vaillant air-source heating system, with underfloor heating on the ground floor and radiators on the first and second floor. The windows throughout are all double glazed.



A modern three-story brick house with a large rear garden. The house features a mix of window sizes, including a large glass door on the ground floor and a balcony on the second floor. The garden is enclosed by a high stone wall and has a manicured lawn and paved patio. The sky is blue with some clouds.

SUNNY, LANDSCAPED GARDEN, LARGE BALCONY, AND EXCELLENT PRIVATE PARKING

Externally, the house is perfectly complemented by an immaculately landscaped, enviably southeast-facing rear garden, featuring a manicured lawn and a sandstone paved patio, with a secure walled and fenced border. Excellent private parking is provided by a detached single garage and a double driveway.

Extras: All fitted floor coverings, light fittings, integrated kitchen appliances, and washer/dryer will be included in the sale. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.

GARDENS & PARKING



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ST ANDREWS, FIFE



WORLD-RENOWNED FOR ITS ANCIENT UNIVERSITY, GOLFING HERITAGE AND STUNNING BEACH, ST ANDREWS ATTRACTS MORE THAN HALF A MILLION VISITORS EACH YEAR, AND IS REGARDED AS ONE OF THE FINEST TOWNS AND BEST PLACES TO LIVE IN SCOTLAND.

Characterised by its narrow-cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. The town is served by excellent local and intercity bus links; daily direct flights to London are available from Dundee airport.



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract.
All sizes are approximate.